

AN ORDINANCE **9 9 5 0 5**

ORDINANCE APPROVING AN AMENDMENT TO THE LEASE AGREEMENT-INTERNATIONAL CENTER SUITES ("CASA USE" – "COAHUILA TRADE OFFICE"), AMENDING ORDINANCE NO. 97508, PASSED AND APPROVED ON APRIL 24, 2003, FOR THE ORIGINAL LEASE OF APPROXIMATELY 705 SQUARE FEET OF OFFICE SPACE DESIGNATED AS THE "COAHUILA TRADE OFFICE", IN ORDER TO ADD AN ADDITIONAL APPROXIMATELY 481 SQUARE FEET OF LEASED PREMISES FOR A TOTAL OF APPROXIMATELY 1,186 SQUARE FEET OF LEASED PREMISES, AND TO INCLUDE FORMER JOINT USE AREAS, ALL IN A NEWLY DESIGNATED SUITE 140, ON THE FIRST FLOOR OF THE INTERNATIONAL CENTER, LOCATED AT 203 S. ST. MARY'S STREET IN COUNCIL DISTRICT 1, FOR THE BALANCE OF THE ORIGINAL TWO (2) YEAR TERM, WITH THE TERM FOR THE NEW PORTION HAVING COMMENCED ON MAY 1, 2004 AND TO END ON APRIL 30, 2005, AT A RENT OF \$9.60 PER SQUARE FOOT, OR \$948.80 PER MONTH, WITH AN OPTION TO RENEW FOR TWO YEARS AT A RENT SUBJECT TO RENEGOTIATION AND CITY COUNCIL APPROVAL.

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WHEREAS, a Lease Agreement was approved pursuant to Ordinance Number 97508 passed on April 24, 2003, between the City of San Antonio and the Trade Office of Government of the State of Coahuila, Mexico, as Tenant, for space in the International Center, located at 203 St. Mary's Street, for a period of two years commencing on May 1, 2003, for an annual payment of \$9.60 per square foot, with an option for one two-year renewal at the same annual rent; and

WHEREAS, the parties to said Lease agree to enter into an Amendment to Lease Agreement-International Suites ("Casa Use"- "Coahuila Trade Office"), to add approximately 481 square feet of leased space, for a total of approximately 1,186 square feet, and to include former Joint Use Areas, for the balance of a two-year term ending April 30, 2005, at a rent of \$9.60 per square foot, or \$948.80 per month; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. An Amendment to the Lease Agreement-International Center Suites ("Casa Use" – "Coahuila Trade Office"), is hereby approved amending the original Lease Agreement between the City of San Antonio and the Trade Office of Government of the State of Coahuila, Mexico, as Tenant, for space in the International Center, located at 203 St. Mary's Street, in Council District 1, which Lease Agreement was approved pursuant to Ordinance Number 97508 passed on April 24, 2003 for a period of two years commencing on May 1, 2003, for an annual payment of \$9.60 per square foot, with an option for one two-year renewal at the same annual rent. The Lease and the original Ordinance are amended herein to add approximately 481 square feet of Leased Space for a total of approximately 1,186 square feet of leased premises, and to include former joint use areas, all in a newly designated Suite 140, on the first floor of the International Center, for the balance of the original two (2) year term, with the term for the new portion having commenced on May 1, 2004 and to end on April 30, 2005, at a rent of \$9.60 per square foot, or \$948.80 per month, with an option to renew for two years at a rent subject to renegotiation and City Council approval.

SECTION 2. The City Manager or her designee is hereby authorized to execute the Amendment to the Lease Agreement-International Center Suites ("Casa Use" – "Coahuila Trade Office") referenced in **SECTION 1**, a copy of which, executed on behalf of the Tenant, is affixed hereto and incorporated herein verbatim for all purposes as **Attachment I.**, as well as any other documents, as first reviewed and approved by the City Attorney, in connection with the Lease.

SECTION 3. The proceeds of this Agreement shall be deposited into Fund 29-025 entitled "Miscellaneous Special Revenue," Index Codes 040105 and 036616, entitled, "Int'l Ctr Facility Rent-Non-City Depts" and "Common Area Maintenance - Non-City" respectively.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific index codes and fund numbers as necessary to carry out the purpose of this Ordinance.

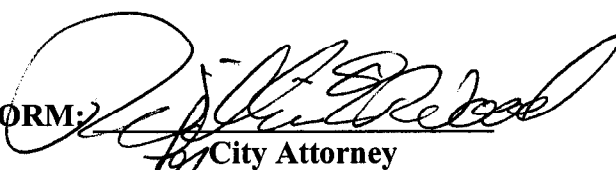
SECTION 5. This ordinance shall be effective immediately if it receives eight affirmative votes. Otherwise, it shall be effective on the 8th day of August, 2004.

PASSED AND APPROVED this 29th day of July, 2004.



M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney